



To Let

Unit 8 Cattell Road

Warwick • CV34 4JN
Cape Road Industrial Estate

- Available Immediately on a New Lease.
- Prime Location – Close to Warwick Town Centre and A46.
- Ample On-Site Parking.
- Flexible Space Suitable for a Range of Uses.

Size: 1,011 sqft (93.90 sqm)

Rent: £13,000 PAX

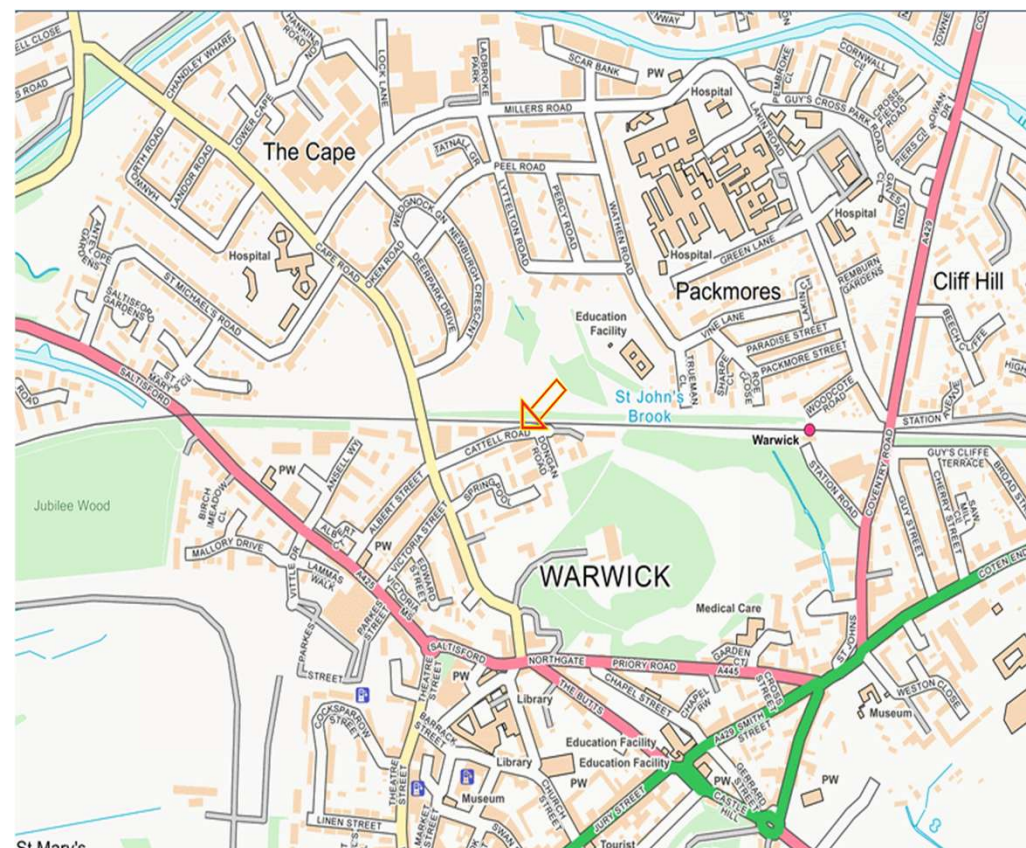
Location:

Cattell Road forms part of an established commercial development situated just off Cape Road, approximately 1 mile from Warwick Town Centre.

The property benefits from excellent road communications, with the A46 Warwick Bypass (Birmingham Road junction) only a short drive away.

This provides swift access to Junction 15 of the M40, offering convenient links to Birmingham, Coventry, Leamington Spa, and the wider motorway network.

	Leamington Spa	Coventry	Birmingham
	14 Minutes	18 Minutes	50 Minutes





Description:

The property comprises an end-of-terrace industrial/warehouse unit, providing high-quality business accommodation suitable for a variety of uses.

Internally, the unit benefits from a solid concrete floor and durable blockwork walls, offering a robust working environment. The property benefits from a high-performance overclad roof providing excellent insulation and protection, alongside modern lighting throughout.

The accommodation also includes WC facilities and a fitted tea point, providing convenience for staff. Access is via an up-and-over roller shutter door, allowing for efficient loading and unloading operations.

Externally, the property benefits from on-site parking together with a dedicated loading bay, offering practical solutions for staff, visitors, and logistics.

Key benefits for Occupiers

- Refurbished space ready for immediate occupation.
- Flexible industrial/ warehouse accommodation suitable for storage, distribution, or light manufacturing.
- Modern specification.
- Convenient facilities including WC & break-out area.
- Dedicated loading bay and on-site parking



Services

We understand that mains electricity and water are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Service Charge

A service charge will be levied to contribute towards the cost of the external and communal upkeep.

Business Rates (1st April 2023)

Rateable Value:	£10,500
Rates Payable:	£5,240

EPC

D91

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£13,000 per annum exclusive of rates, service charge and VAT

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the joint agents:

Jonathan M Blood MRICS
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